

RECORD OF PROCEEDINGS

MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS

OF THE

WRIGHT FARMS METROPOLITAN DISTRICT

Held: Thursday, November 3, 2022 at 7:00 p.m.
Via Videoconference (Teams)

Attendance

The regular meeting of the Board of Directors of the Wright Farms Metropolitan District was called and held as shown above in accordance with the statutes of the State of Colorado. The following Directors, having confirmed their qualifications to serve on the Board, were in attendance:

Heidi Farfel
James A. Ray
Michael Stangoni

Also in attendance were Jeffrey E. Erb, Erb Law, LLC; Debbie Sedgeley, CliftonLarsonAllen, LLP; Judy Haberer, District Administrator; Jim Ihnen, JBK Landscape, LLC; and Bernt Greene*, Commercial Fence & Iron Works.

[*departed where indicated]

Call to Order

Director Ray noted that a quorum of the Board was present and the Directors confirmed their continuing qualification to serve. The meeting was called to order at 7:03 p.m.

Disclosure Matters

The Directors reported that they had disclosed their interests as owners of property located in the District. Written disclosures of these interests have been filed with the Secretary of State.

The Board reviewed the agenda for the meeting, following which, each Board member had the opportunity to identify any additional conflicts. No additional conflicts were identified.

Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Public Comment

There was no public comment.

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Minutes of October 6, 2022
Board meeting

The Board reviewed the minutes from the October 6, 2022 Board meeting. The Board requested that references to “snow removal” be changed to “snow relocation.” Following discussion, upon motion made, second and unanimously carried, the minutes were approved with the identified modification.

District Website

The Board discussed the revised website, including additional clarification regarding how and what services the District provides to the communities comprising the District. Mr. Erb will prepare revised language and follow up with the website company.

East Boundary Fence
Replacement

Mr. Greene reported that construction is complete except for the fence that will be built following removal of the cottonwood tree. Staining should occur over the next couple weeks, weather permitting.

The Board discussed a few punch list items, including a section of fence where the nails appear to have missed the some of the rails. Mr. Greene was aware of this area and will have it repaired.

Mr. Greene reported that he did have an issue with some homeowners depositing personal debris and trash with the old fencing, necessitating that the fence crew also remove the personal trash. He will provide a proposed change order to account for this additional work for the District’s consideration.

Mr. Greene anticipates that all staining and punch list items will be complete before the end of the year.

[*at this time, Mr. Greene departed]

Financial Matters

Ms. Sedgeley reviewed the District’s financials through the end of September 2022 and its schedule of cash position. She reviewed the balance sheet, general fund, conservation trust fund, property tax schedule, cash position and claims payable.

Ms. Sedgeley noted a change in staffing at CLA to help make the preparing of the financials more efficient. Upon motion made, seconded and unanimously carried, the financials were accepted as presented and claims payable approved.

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Public Hearing regarding
Amended 2022 Budget

Ms. Sedgeley reported that no amended 2022 budget was required.

Public Hearing regarding
2023 Budget

The public hearing on the 2023 budget was opened at 7:55 p.m.

The Board reviewed the 2023 budget and proposed mill levy. The Board discussed its current savings, mill levy history and revenue history. The Board requested a change of “snow removal” to “snow relocation” in the budget.

There was no public comment on the 2023 budget. The public hearing was closed at 8:05 p.m.

Upon motion made by Director Farfel, seconded by Director Stangoni and unanimously carried, the 2023 Budget was adopted, appropriations made, and the mill levy certified as shown.

Financials cont'd

Ms. Sedgeley presented the 2023 Statement of Work, which set forth the services to be provided by CliftonLarsonAllen, LLP to the District for 2023 under the existing master service agreement. Upon motion made, seconded and unanimously carried, the Statement of Work was approved.

Attorney Report

Mr. Erb presented the 2023 Annual Administrative resolution, which sets forth various annual designations such as the District’s regular meeting times, meeting posting locations, Board officers and its designated election official. The Board determined to continue holding its regular meetings at 7:00 p.m. on the first Thursday of every month at the Wright Farms Anythink Library. Upon motion made by Director Farfel, seconded by Director Stangoni, and unanimously carried, the 2023 annual administrative resolution was approved.

Mr. Erb presented the 2023 Election resolution regarding the May 2023 director election. Upon motion made, seconded and unanimously carried, the resolution as approved as presented.

JBK Report

Mr. Ihnen reported that native mowing and some additional tree pruning was completed. He will provide an estimate for 2023 annuals for review at the next meeting.

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District Administrator
Report

Ms. Haberer reported that the updated proposal from Colorado Letters and Signs regarding new park signs and information signs in the District is not ready, but should be available for the December meeting. Pavilion reservations are largely complete for the year.

Other Business

The Board discussed the holiday party to be held before the December board meeting.

Adjournment

There being no further business to come before the Board, and upon motion duly made, seconded and unanimously carried, the meeting was adjourned at 8:44 p.m.



Secretary for the Meeting